

Swampscott 2019 Housing Market Summary

Single Family Homes (SFH)

After three years of strong growth the median price of the SFHs sold in 2019 increased less than 1%. Sales remained well below the peak level of 2015.

<u>SFH</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
Q1	\$455,000	\$470,000	\$527,000	\$520,000	\$568,000	
Q2	\$437,500	\$535,000	\$574,000	\$584,500	\$598,000	
Q3	\$462,500	\$480,000	\$530,000	\$605,000	\$627,500	
Q4	\$513,000	\$505,000	\$530,000	\$570,000	\$570,000	
H1	\$445,000	\$491,500	\$554,950	\$577,750	\$580,000	
H2	\$463,000	\$480,000	\$530,000	\$590,000	\$593,000	
Year	\$460,000	\$488,000	\$530,000	\$585,500	\$590,000	0.8%
Sales	183	157	135	157	146	

Condos

The median price of the condos sold dropped 2.5% to \$345,000. Excluding sales at the Avery development in both years the median price increased \$4,000.

<u>Condos</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Q1	\$255,000	\$268,050	\$245,000	\$340,000	\$337,988	
Q2	\$240,000	\$254,900	\$315,000	\$370,130	\$370,000	
Q3	\$255,000	\$248,750	\$312,500	\$354,000	\$338,500	
Q4	\$245,000	\$307,500	\$270,750	\$335,750	\$346,500	
H1	\$242,000	\$254,900	\$295,750	\$367,500	\$349,000	
H2	\$250,000	\$259,000	\$295,000	\$344,500	\$342,500	
Year	\$244,950	\$255,000	\$295,000	\$354,000	\$345,000	-2.5%
Sales	66	58	75	94	66	

NB Numbers in **bold** represent record levels. Sources: MLSPIN, OliverReports.com

Andrew Oliver

Market Analyst | Team Harborside | teamharborside.com

REALTOR®

Sagan Harborside Sotheby's International Realty

One Essex Street | Marblehead, MA 01945

m 617.834.8205

www.OliverReports.com

Andrew.Oliver@SothebysRealty.com

